

New Meadows Highway 95 Property

**The USDA Forest Service invites you to bid
on this versatile property!**

The Property is located at 202, 208, and 214 N. Norris Avenue, New Meadows, Idaho. This on-line auction property sale conveys nine city lots (0.96 acre) as one parcel upon which are located three dwellings, a carport, garage, and two storage sheds. The property is one block north of the intersection of two major highways with approximately 270 feet of commercial highway frontage. The property adjoins the residential area to the west with interim residential use allowed. The property and improvements are no longer being used by the USDA Forest Service, Payette National Forest. The project is authorized under the Forest Service Facility Realignment and Enhancement Act (FSFREA) of 2005.

Auction Summary

Sale Type: **Online Auction**

Start Date: February 23, 2009

End Date: **Based on Bidding**

Minimum Opening Bid: \$99,000.00

Registration Deposit: \$5,000.00

Bid Increments: \$1,000.00

Sales Information

Ms. Kathy Nash
(208) 634-0416
e-mail: knash@fs.fed.us

Online Auction

www.auctionrp.com

Register and submit your bid.

Property Code 145

Online Auction Assistance

Lisa Roundtree
253-931-7709
e-mail: lisa.roundtree@gsa.gov

Send Bid Form and Registration Deposit to:

U.S. General Services Administration
Office of Real Property Disposal (9PRF-10)
400 15th Street S.W. Room 1161
Auburn, WA 98001-6599
Attn: Lisa Roundtree, Realty Officer

Property Disposal Web Page

<https://propertydisposal.gsa.gov>

Click on Idaho to view and download Property Sales information

Auction Site Web Page

www.auctionrp.com

To download Property Sales information click on the Featured Auction Link at the top of the page and then click on the Property Title of the property of interest to you.

Inspection Opportunities:

The Property will be open for inspection on the date listed below:

Saturday, February 21, 2009

Or by appointment, arranged in advance with the New Meadows Ranger District Office, (208) 347-0300

TABLE OF CONTENTS

Property Description	page 2
General Terms of Sale	page 4-7
Important Instructions to Bidders	page 8-11
Notices and Covenants.....	page 12-15
Bidder Registration and Bid Form	page 16-17
Credit Card Bid Deposit Form.....	page 18
Attachments A, B and C	page 20-22

PROPERTY DESCRIPTION

1. LOCATION AND SETTING

The Property, managed by the Payette National Forest (NF), is located at 202, 208, and 214 N. Norris Avenue (also known as Highway 95), New Meadows, Idaho, one block north of the intersection of Highways 95 and 55.

New Meadows, Idaho, is located in the scenic west central Idaho mountains in Adams County. It is approximately 12 miles west of McCall, Idaho, located at the intersection of the two major north/south Idaho Highways, 55 and 95. The capitol of Idaho, Boise, is about a two hour drive (110 miles), on Idaho Highway 55 or about two and 1/2 hours drive (150 miles) via Highway 95. The **Highway 95 Property**, fronting Highway 95, is within the city limits of New Meadows, located in a unique niche transition zone between residential (to the west) and commercial uses on the other sides.

New Meadows offers a relaxed lifestyle with plenty of open spaces, a moderate to low cost of living, and easy access to hiking, fishing, hunting, bird watching, and four season recreation. Nearby attractions include the Meadowcreek Golf Resort, the Tamarack All-Season Resort, the Brundage Ski Resort, the Payette NF, and the Seven Devils and Hells Canyon Recreation Areas. Riggins, Idaho, a premier location for white water rafting and steelhead fishing is about 35 miles to the north on Highway 95.

Recreation activities drawing visitors from all walks of life include hunting, fishing, boating, snow and water skiing, camping, backpacking, horseback riding, pack trips, whitewater float trips, swimming, sightseeing, snowmobiling, golfing, and novelty shopping in area shops.

The three largest employers in the New Meadows area are a forest products lumber mill, a logging and trucking company, and the United States Forest Service.

2. SALE PARCEL DESCRIPTION

The 0.96-acre property located on nine city lots, with the three dwellings and four outbuildings,

offers a unique opportunity in the community of New Meadows. Its location, fronting Highway 95 just one block north of the intersection of the two major north/south highways in Idaho, its size, and its ample access points, provide an array of future commercial configurations and opportunities. Its location at the edge of the residential area along with the presence of the three dwellings and outbuildings provides opportunities for rental housing, home businesses, or an array of other short or mid term options.

The Property is composed of nine city lots, which are divided into three residential addresses for the purposes of the City of New Meadows. The addresses assigned to the administrative site are 202, 208, and 214 N. Norris Avenue, New Meadows. Each address has a corresponding dwelling, INFRA Nos. 1101, 1129 and 1125 respectively, and associated outbuildings (refer to Attachments A and B for detailed information of the buildings and site). The property is accessed by a paved highway on the east, gravel city streets on the north and south, and a city alley on the west.

The buildings are all of wood frame construction. With the notable exception of dwelling INFRA No. 1125 at 214 N. Norris, they are in fair to good overall condition and are generally sound but may suffer from some level of neglect. Dwelling No. 1125 is in poor condition with the mold in the basement moving into the main floor of the dwelling. The dwellings have all been used for permanent and temporary housing for employees of the Payette NF. The outbuildings have served as ancillaries to the dwellings or as storage for forest supplies.

Bidders are reminded that the property is offered for sale and will be sold "As is" and "Where is" without representation, warranty, or guarantee, quality, title, character, condition, size or kind, or that the same is in condition or fit to be used for the purpose for which intended, and no claim for any allowance or deduction upon such grounds will be considered after the bid opening or conclusion of the auction.

3. DRIVING DIRECTIONS

The shortest route from Boise, Idaho, is to follow Highway 55 (Payette River Scenic Byway) from Boise to its end at New Meadows. You will pass through a number of quaint Idaho towns on your way, including Horseshoe Bend, Cascade, and McCall.

4. LEGAL DESCRIPTION

Boise Meridian

T. 19 N., R. 1 E.,
Sec. 24, Lots 10, 11, 12, 13, 14, 15, 16, 17,
and 18, in Block 44 of the Townsite of New
Meadows, Idaho, as shown by the Official
Plat on file with the County Recorder of
Adams County, Idaho.

5. ASSESSOR'S PARCEL NUMBER:

APN: RPM0240044010AA
New Meadows, Adams, Idaho

6. EASEMENTS, ENCROACHMENTS AND RESERVATIONS

Mineral rights will be conveyed with the surface rights on the property. There are no water rights of record tied to the property.

The Property will be sold subject to any and all covenants, reservations, easements, restrictions, encroachments, and rights, recorded or unrecorded, in favor of third parties, for highways, streets, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, public roads, and other rights-of-way, and the easements, reservations, rights and covenants reserved by the Grantor herein.

At closing, the successful high bidder will be required to issue easements to Idaho Power Company and Frontier Telephone Company for their existing main lines that encroach onto the subject property from the City alley to the west. Refer to Attachment A for approximate location of easements to be granted and Attachment B for more information of known encumbrances.

The property is subject to CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) Notices and Covenants regarding hazardous substances as listed under "Notices and Covenants" section of this Invitation for Bids (IFB).

7. UTILITIES

All typical public utilities are available to the Property, including buried water, sewer, and telephone, and overhead electrical. Procurement of utility service shall be the responsibility of the Purchaser. Bidders are urged to contact the utility providers below for information on the availability of utilities. INFRA Dwelling No. 1125 at 214 N. Norris has a leased propane tank that supplies its heating system.

Electric

Idaho Power (800) 488-6151

Telephone

Frontier Telcom (208) 634-6100

Water, Sewer and Storm Drain

City of New Meadows (208) 347-2171

Solid Waste

Lake Shore Disposal (208) 634-7176

Propane

V-1 Propane (208) 325-8631

GENERAL TERMS OF SALE

1. INVITATION FOR BIDS

The term "Invitation for Bids" ("IFB") as used herein refers to the foregoing IFB and its Property Description, General Terms of Sale, Important Instructions to Bidders, Notices and Covenants, Bidder Registration and Bid Form for Purchase of Government Property and Exhibits, all of which are attached to this IFB by reference, and made a part hereof, and as may be modified and supplemented by any addenda or amendments that may be issued by the Government prior to the conclusion of the online auction.

2. DESCRIPTION PROVIDED IN IFB

The description of the Property set forth in the IFB and any other information provided therein with respect to said Property are based on the best information available to the U. S. General Services Administration, Property Disposal Division and are believed to be correct. Any error or omission, including but not limited to, the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall NOT constitute grounds or reason for non-performance of the contract of sale, or claim by purchaser for allowance, refund or deduction from the purchase price.

3. INSPECTION

Inspection of the Property is the sole responsibility of the bidder. Bidders are invited, urged, and cautioned to inspect the Property prior to submitting a bid. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bid opening or auction.

Inspection Opportunities:

All dwellings will be vacant during the bid process. The parcel and the building exteriors may be inspected at any time during daylight hours, although snow conditions may limit accessibility.

The buildings will be open for inspection on the date listed below:

Saturday, February 21, 2008

Or by appointment, arranged in advance with the New Meadows Ranger District Office, (208) 347-0300

4. CONDITION OF PROPERTY

The Property is offered for sale and will be sold "AS IS" and "WHERE IS" without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose for which intended, and claim(s) for any allowance or deduction upon such grounds will NOT be considered. Refer to Attachments A and B for detailed information of the buildings and property.

5. ZONING

The Property is subject to the jurisdiction of the City of New Meadow. The Property is zoned General Commercial. Verification of the present zoning and determination of permitted uses there under, along with compliance of the Property for present or proposed future use shall be the responsibility of the bidder and the Government makes no representation in regard thereto. The Government does not guarantee that any zoning information is necessarily accurate or will remain unchanged. Any inaccuracies or changes in the zoning information shall NOT be cause for adjustment or rescission of any contract resulting from this IFB.

The City of New Meadows allows existing residential use to continue in the General Commercial Zone but does not allow new residential construction. An owner may reconstruct a residence under a conditional use permit if destruction by fire or natural disaster does not exceed 75 percent of its market value. Moreover, according to zoning regulations, existing residential use cannot be interrupted for more than six months or the use will be disallowed. In the case of the conveyance, the

City has stated that the six-month period begins on the date that the sale is closed.

For more information, please contact:

New Meadows City Hall:
Phone: (208) 347-2171
FAX: (208) 347-2384
Cell: (208) 469-0005
Email: new_meadows@frontiernet.net
Web: www.newmeadowsidaho.org

6. CONTRACT

The IFB and the bid, when accepted by the Government, shall constitute an agreement for sale between the successful bidder ("Purchaser") and the Government. Such agreement shall constitute the whole contract to be succeeded only by the formal instruments of transfer, unless modified in writing and signed by both parties. No oral statements or representations made by, or for, or on behalf of either party shall be a part of such contract, nor shall the contract or any interest therein, be transferred or assigned by the Purchaser without the consent of the Government. Any assignment transaction without such consent shall be void.

7. TAXES AND CLOSING COSTS

As of the date of conveyance of the Property, the Purchaser shall assume responsibility for all general and special real and personal property taxes which may have been or may be assessed on the Property, and to prorate sums paid, or due to be paid, by the Government in lieu of taxes.

All closing costs, including escrow and financing fees, shall be borne solely by the Purchaser. If closed without escrow the Government will pay for and record the deed in the appropriate County land records.

8. RISK OF LOSS

a. As of the date of conveyance, the Purchaser shall assume responsibility for care and handling and all risks of loss or damage to the Property and have all obligations and liabilities of ownership.

b. In the event of a major loss or damage to the Property as a result of fire or other cause during the period of time between acceptance of the bid by the Government and date of conveyance, such loss or damage shall NOT be considered grounds for invalidating the contract of sale or reduction of the purchase price.

9. REVOCATION OF BID AND DEFAULT

In the event of revocation of a bid after the opening of bids, but prior to acceptance, or in the event of revocation of a bid after notice of acceptance, or in the event of any default by the Purchaser in the performance of the contract of sale created by such acceptance, or in the event of failure by the Purchaser to consummate the transaction, the deposit, together with any payments subsequently made on account, may be forfeited at the option of the Government, in which event the Purchaser shall be relieved from further liability, or without forfeiting the said deposit and payments, the Government may avail itself of any legal or equitable rights which it may have under the bid or contract of sale.

10. GOVERNMENT LIABILITY

If the Bid for Purchase of Government Property is accepted by the Government and a) the Government fails for any reason to perform its obligations as set forth herein; or b) Title does not transfer or vest in the Purchaser for any reason, although Purchaser is ready, willing, and able to close, the Government shall promptly refund to Purchaser all amounts of money Purchaser has paid, without interest, whereupon the Government shall have no further liability to Purchaser.

11. TITLE EVIDENCE

Any bidder, at its sole cost and expense, may procure any title evidence that the said bidder desires. The Government will, however, cooperate with the Purchaser or his authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved, as it may have available. It is understood that the Government will not be obligated to pay for any expense incurred in connection with title matters or survey of the Property.

12. TITLE

If a bid for the purchase of the Property is accepted, a Quitclaim Deed will convey the Government's interest. The Government does not pay for title insurance but the Purchaser is encouraged to acquire a title insurance policy from a local title company.

13. TENDER OF PAYMENT AND DELIVERY OF INSTRUMENT OF CONVEYANCE

The Government shall set a sale closing date of ninety (90) calendar days after acceptance of the bid. Upon agreement by the Government, the Purchaser may close the transaction prior to the ninety (90) calendar day period.

Prior to closing, the Purchaser may open an escrow account with an independent, unaffiliated local escrow company to handle the closing. The Government does not mandate use of a particular escrow company. All closing costs, including escrow and financing fees, shall be borne solely by the Purchaser. As part of closing, the Government will provide escrow instructions to the Escrow Holder regarding the recording, disposition of proceeds, and related matters. If closed without escrow the Government will pay for and record the deed in the appropriate County land records

On the closing date, the Purchaser shall tender to the Government (or to the Escrow Holder) the balance of the purchase price. Upon such tender being made by the Purchaser, the Government shall deliver to the Purchaser the instrument, or instruments, of conveyance.

The Government reserves the right to extend the closing date for a reasonable amount of time for purposes of preparing necessary conveyance documents.

14. DELAYED CLOSING

Any change to the established closing date is subject to the written approval by the Government. The Government reserves the right to refuse a request for extension of closing. However, if the Government grants an extension, the Purchaser shall pay interest on the outstanding balance of the purchase price if the closing of the sale is delayed, and the delay

is caused, directly or indirectly, by the Purchaser's action and not by any action on the part of the Government. The interest rate shall be computed based on the yield of 10-year United States Treasury maturities as reported by the Federal Reserve Board in "Federal Reserve Statistical Release H.15" plus 1-1/2% rounded to the nearest one-eighth percent (1/8%) as of the date of bid acceptance. The Government may impose additional terms and conditions to grant an extension.

15. SALE AND CONVEYANCE

The sale and conveyance of the Property shall be made subject to the following:

a) All covenants, easements, reservations, restrictions, encumbrances and encroachments, whether or not of record.

b) Any statement of facts which a physical inspection and accurate survey of the Property may disclose.

16. DOCUMENTARY STAMPS AND COST OF RECORDING

The Purchaser shall pay all taxes and fees imposed on this transaction and shall obtain at Purchaser's own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law.

All instruments of conveyance and security documents shall be placed on record in the manner prescribed by local recording statutes at the Purchaser's expense.

As noted in Item 7 above, if closed without escrow, the Government will pay for and record the deed in the appropriate County land records. If Escrow is used, a conformed copy of the recorded Quitclaim Deed shall be provided by the Purchaser to the Forest Service within five (5) business days after recording, at the following address:

U.S. Forest Service/Council Ranger District
P.O. Box 567, 2092 Highway 95
Council, ID 83612
Attn: Sue Douglas

17. OFFICIALS NOT TO BENEFIT

No member of or delegate to the Congress, or Resident Commissioner shall be admitted to any share or part of the contract of sale or to any benefit that may arise there from, but this provision shall not be construed to extend to the contract of sale if made with a corporation for its general benefit. U.S. General Services Administration employees are prohibited from bidding on the Property offered in the IFB.

18. ADDITIONAL INFORMATION

GSA, at the address given in this IFB, will upon request, provide additional copies of this IFB and answer requests for additional available information concerning the Property offered to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms conditions, and requirements contained in this IFB and any amendments made thereto prior to bid acceptance.

19. WAIVER OF INFORMALITIES OR IRREGULARITIES

The Government may, at its election, waive any minor informality or irregularity in bids received.

IMPORTANT INSTRUCTIONS TO BIDDERS

1. AUCTION START DATE

The auction opens on Monday, February 23, 2009, at 9:30 a.m. (Pacific Time).

2. TYPE OF SALE

This sale will be an online auction conducted at www.auctionrp.com and by submission of initial written bids by mail. The auction will be conducted over a period of several weeks as determined by bid activity. The date for receipt of final bids will be announced at www.auctionrp.com, with at least three business day's prior notice (see Paragraph 10, Call for Final Bids). The auction may continue beyond that date as long as bidders are willing to submit higher bids. Thus, the bidders determine when the sale closes by their bidding activity.

3. TERMS OF SALE

Bids to purchase must be on an ALL CASH basis only. Buyers are expected to arrange their own financing and to pay the balance in full by the closing date. No Government credit terms are available. GSA has no information on the availability of private financing or on the suitability of this Property for financing.

4. Minimum Bid

The minimum opening bid is \$99,000.00. The minimum opening bid amount does not represent the value of the Property but rather provides a reasonable starting point for the online auction. The Government seeks to obtain market value for the Property and reserves the right to reject any and all bids.

5. BIDDER REGISTRATION

a) Bidder registration is a three-step process:

(1) An interested bidder should register online at the auction web site, www.auctionrp.com

(2) Bidders must complete and submit the official Bid Form titled "Bidder Registration and Bid Form for Purchase of Government Property" accompanying this IFB. All information and certification requested thereon must be

provided. Bidder registration and bids submitted which fail to furnish all information or certifications required may be summarily rejected. Additional bid forms are available upon request or you may photocopy the form in this IFB. The Bidder Registration and Bid Form should be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid. The Bid Form must be signed and dated.

(3) A registration deposit in the amount of \$5,000 must accompany your Bidder Registration and Bid Form in the form of a cashier's check, certified check or credit card (Visa or MasterCard). Personal or company checks are NOT acceptable and will be returned to the sender. Checks must be made payable to: "U.S. General Services Administration."

Deposits by credit card may be initiated over the Internet by following the instructions on the online auction site: www.auctionrp.com. Bidders must also complete, sign and submit the enclosed Registration Deposit by Credit Card form along with the Bidder Registration and Bid Form to be authorized to bid.

Only upon GSA's verification of your registration deposit will you be allowed to bid online using the User ID and password, as discussed below (Paragraph 6, User Identification and Password), nor will your initial written bid be posted online. All Registration Deposits received will be deposited with the U.S. Treasury, in a non-interest bearing account, immediately upon receipt.

b) To register to bid and if you are prepared to make an initial written bid, please complete the enclosed Bidder Registration and Bid Form for Purchase of Government Property and send, along with the required Registration Deposit, to:

GSA Office of Real Property Disposal (9PRF-10)
400 15th Street S.W.
Auburn, WA 98001
Attn: Lisa Roundtree, Realty Officer

c) It is the responsibility of the bidder to ensure that adequate time is available to complete the registration process as described above. The Government makes no representation or

guarantee that any additional assistance or time will be provided to complete the registration process. No bidder will be allowed to participate in the sale until the entire registration process is complete.

d) Registration may occur anytime prior to the conclusion of the auction. However, the Government makes no representation or guarantee that your registration will be completed prior to the announced date and time for the receipt of final bids. Therefore, bidders are encouraged to register as soon as the auction opens.

6. USER IDENTIFICATION AND PASSWORD

User Identification ("ID") and Password are used to register online and to place bids online. When you register online, you will be required to assign your own User ID (limited to eight [8] characters). The required password must be at least eight [8] characters and must include: a) one letter, b) one number, and c) one special character such as: ! @ # \$ % ^ & * (). Since the User ID is used to publicly identify bids, and for your privacy, we strongly encourage you to create your User ID in a manner that protects you or your company's identity. The User ID number will be used to identify the bidders on the auction Web page, www.auctionrp.com. In the event you forget your User ID and/or password or are locked out from the system, it is your responsibility to contact GSA, during normal business hours, to obtain assistance.

7. BIDDING IN GENERAL

a) Registered bidders may increase their bids by following the instructions at www.auctionrp.com. By submitting your bid through www.auctionrp.com, you agree that your bid is a binding offer. You will be legally obligated for any and all bids submitted using your ID number and password.

b) Bids must be submitted without contingencies.

c) Bids by mail that are not submitted on GSA forms will be rejected.

8. DAILY BIDDING RESULTS

Bidders are strongly encouraged to monitor bidding activity at our online auction Web site at www.auctionrp.com. New bids and auction closing information will be posted to this site. The online auction site is updated immediately when new bids are received. Bidders may also review the Property information at our Home Page, propertydisposal.gsa.gov.

Bidders will be notified via the auction web site when bidding will be closed. If your bid is not accurately shown on the web page, then you should call GSA at 253-931-7547. Bidders are urged to pay close attention to the auction web page which will contain new, revised, and useful information regarding the high bid, modification to bid increment and the closing date of the auction.

9. INCREASING YOUR BID

If you learn from the auction web page that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome and your registration deposit will apply to subsequent increased bids. All increased bids must be made online. Increased bids must be at least One Thousand Dollars (\$1,000.00) more than the previous high bid in order to be considered. The Government reserves the right to modify the bid increment at any time prior to the close of the sale. To increase a previously submitted initial written bid, bidders must bid online at www.auctionrp.com. In the event that two bids of equal value are received via U.S. Mail or online, the first bid received will be recognized.

10. CALL FOR FINAL BIDS

The Government will announce a date for the receipt of final bids. That date will be announced on the auction Web page, www.auctionrp.com. On that date, if no increased bid is received between 9:00 a.m. and 3:00 p.m. Pacific Time, then bidding will close at 3:00 p.m. Pacific Time and consideration will be given to selling the Property to the high bidder. If an increased bid is received between 9 a.m. and 3:00 p.m. Pacific Time on that announced date, then bidding will be continued over until the next business day,

excluding Federal holidays and weekends, on the same terms. Eventually, no one will outbid the high bidder and bidding will close at 3:00 p.m. Pacific Time on that day. There is no advantage to waiting until the last minute to bid.

11. CONTINUING OFFERS

Each bid received shall be deemed to be a continuing offer for 90 calendar days after the date of the final bid submittal by a bidder until the bid is accepted or rejected by the Government.

If the Government desires to accept any bid after the expiration of the 90 calendar days, the consent of the bidder shall be obtained prior to such expiration.

12. ACCEPTABLE BID

An acceptable bid is one received from a responsible bidder, whose bid, conforming to this IFB, will be most advantageous to the Government, price and other factors considered.

13. NOTICE OF ACCEPTANCE OR REJECTION

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof for any reason.

14. HIGH BIDDER DETERMINATION

Once bidding stops and the high bid is confirmed, the high bid will be considered for acceptance. There is no guarantee that the Government will accept the high bid.

15. AUCTION DISPUTE RESOLUTION

The Government reserves the right to stop the auction for any reason without award and start a new auction at any time. The Government may resolve bidding conflicts by determining the high bidder and the high bid amount and then re-open bidding until bidding stops as described

above. The Government may temporarily suspend an auction to resolve controversies and resume an auction at any time.

16. TEN PERCENT BID DEPOSIT, TRANSACTION CLOSING AND REFUND OF REGISTRATION DEPOSITS

a) Within ten (10) calendar days of acceptance of a bid by the Government, the Purchaser agrees to deposit an additional amount, if any, which when added to the Registration Deposit, will equal at least ten percent (10%) of the amount bid. Failure to provide such bid deposit shall require rejection of the bid.

b) Upon acceptance of a bid, the appropriate bid deposit shall be applied towards payment of the Purchaser's obligation to the Government. The full balance of the purchase price is payable within ninety (90) calendar days after acceptance of bid. At the time of closing, all cash money paid by the Purchaser will be credited, without interest, toward the total purchase price.

c) Appropriate Registration Deposits accompanying bids that are rejected will be refunded to bidders without interest. Bidders may elect to receive the refund by U.S. Treasury check if the deposit was submitted via cashier's check or by an electronic transfer of funds. Bidders will be required to provide GSA with a Taxpayer Identification Number (TIN) to ensure the proper refund of the Registration Deposit by the U.S. Treasury. The TIN may be either a Social Security Number (SSN) or an Employer Identification Number. The use of an individual's SSN will be collected only for the proper refund of the Registration Deposit. Bidders who submit their deposit via credit card will be issued a credit back to that card.

d) Registration Deposits received from the two highest bidders will be held as stipulated in Paragraph 17, Back-up Bidder. All other Registration Deposits will be processed for refunds after the last day of the auction or upon written request to withdraw from the auction unless the bidder is the first or second highest bidder. Refunds will be processed timely but may require several weeks to complete the process.

17. BACK-UP BIDDER

The second-highest bidder will be the backup bidder. If the high bidder is unable to consummate the transaction, the second highest bidder's bid may then be considered for award. The backup bidder's Registration Deposit will be retained, without interest, until the first high bidder has increased their initial Registration Deposit to the required 10% of the purchase price. Subsequently the Registration Deposit of the second-high bidder will be refunded by U.S. Treasury check or by an electronic transfer of funds if the original deposit was via Cashier's Check. If the original deposit was via credit card a credit will be issued to that card thereafter. In the event that the Government is unable to make an award to the highest or second-highest bidder, the Government reserves the right to negotiate with the remaining bidders and make an award that is in the best interest of the Government.

18. ONLINE BIDDING

The Government will not be responsible for any failure attributable to the inability to transmit a bid, the transmission or receipt of an online bid, including, but not limited to the following:

- a) Receipt of a garbled or incomplete bid.
- b) Availability or condition of the sending or receiving electronic equipment.
- c) Incompatibility between the sending and receiving equipment and software.
- d) Malfunctioning of any network, computer hardware or software.
- e) Delay in transmission or receipt of a bid.
- f) Failure of bidder to properly identify the bid.
- g) Security of bid data.
- h) Inability of bidder to enter bid. For example: due to lost or forgotten password or system lock due to login repeated failures, etc.

If your bid is not accurately shown or you can not enter a bid at www.auctionrp.com then you should call GSA at 253-931-7547 for assistance.

19. BID EXECUTED ON BEHALF OF BIDDER

a) A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the bidder.

b) If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

c) If the bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

NOTICES AND COVENANTS

The following Notice and Covenants will be inserted in the Quitclaim Deed.

applicable regulatory authority as of the date of this conveyance.

1. HAZARDOUS SUBSTANCE NOTIFICATION

A. NOTICE Regarding Hazardous Substance Activity. Pursuant to 40 CFR 373.2 and Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA) (42 U.S.C. §9620(h)(3)(A)(i)), and based upon a complete search of agency files, the United States gives notice that no hazardous substances have been released or disposed of or stored for one year or more on the Property.

B. CERCLA Covenant. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

1) This covenant shall not apply:

(a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; OR

(b) to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

- (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
- (ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the

2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim. In order for the 45-day period to commence, such notice must include credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance; and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

C. ACCESS. Grantor reserves a right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to Grantor. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings, data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

2. NOTICE OF PRESENCE OF LEADBASED PAINT (LBP)

Every purchaser of any interest in real property on which a building was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards.

TORF Environmental Management, 3459 E. Boulder Heights Drive, Boise, ID 83712, 208-345-7222, a certified environmental consultant completed site inspections and lead based paint (LBP) sampling on June 25 and 26, 2008 for all structures. Three Lead Base Paint Inspection and Risk Assessment Reports were completed on July 11, 2008. The survey did not include sampling and analysis of building materials that were concealed (such as in walls and window frames or beneath floors). Contractors performing future renovation or demolition work should be notified of the presence of any lead-based paint. The summary of the survey results is available in Attachment C.

3. ASBESTOS CONTAINING MATERIALS (ACM)

In the early 1990's Forest Service personnel conducted limited inspections for, and sampling and remediation of asbestos-containing material (ACM). The results are listed below.

Dwelling No 1101: Duct tape on the joints of the heating ducts, 220 square feet of floor tile, and asbestos siding. No remediation noted.

Dwelling No 1125: Duct tape on the joints of the heating ducts, heat shield, sheet vinyl, and siding. Heat shield and sheet vinyl appear to have been removed; remediation reports on file are not specific. Asbestos siding remains.

Dwelling No 1129: Duct tape on the joints of the heating ducts. No remediation noted.

(a) Bidders are warned that the Property contains asbestos-containing materials. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the Environmental Protection Agency (EPA) regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.

(b) Bidders are invited, urged and cautioned to inspect the Property to be sold prior to submitting a bid. More particularly, bidders are invited, urged and cautioned to inspect the Property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto. The Government will assist bidders in obtaining any authorization(s) which may be required in order to carry out any such inspection(s). Bidders shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the Property including, without limitation, any asbestos hazards or concerns.

(c) No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property does or does not contain asbestos or is or is not safe for a particular purpose. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.

(d) The description of the Property set forth in the IFB and any other information provided therein with respect to said Property is based on the best information available to the disposal agency and is believed to be correct, but an error or omission, including but not limited to the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall not constitute grounds or reason for nonperformance of the contract of sale, or any claim by the Purchaser against the Government including, without

limitation, any claim for allowance, refund, or deduction from the purchase price.

(e) The Government assumes no liability for damages for personal injury, illness, disability or death, to the Purchaser, or to the Purchaser's successors, assigns, employees, invitees, or any other person subject to Purchaser's control or direction, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property which is the subject of this sale, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.

(f) The Grantee further agrees that in its use and occupancy of the Property it will comply with all Federal, state, and local laws relating to asbestos.

4. UNDERGROUND FUEL STORAGE TANKS (USTs)

There were three underground heating fuel oil tanks, one associated with each house. One tank (214 N. Norris Avenue) had no longer been in use and was replaced by propane heat. The other two tanks were replaced by above ground fuel oil tanks. In September 2007, the three tanks were removed and the soil tested by Northwest Technologies, Inc. 6724 Emerald Street, Boise, Idaho, 83704, 800-657-1087. State of Idaho Department of Environmental Quality (DEQ) reviewed the results and sent letters deeming the tanks associated with 208 and 214 N. Norris Ave. (January 30, 2008) and 202 N. Norris Ave. (June 27, 2008) closed without additional assessment or corrective action. A 1000 gallon underground fuel storage tank was removed from an area near INFRA No. 1355 in July 1990. The site showed no evidence of contamination and was considered closed.

5. OTHER

Radon, mold, flooding and furnace

INFRA Building 1101: Radon testing results from November 16, 1989 through October 25, 1990 showed 1.2 pCi/l +/- 0.2. In the spring of 2008 a few inches of standing water was in the

basement. This was due to a failure to engage the sump pump in a timely manner. Spring moisture generally brings water into the basement and requires the use of a sump pump.

INFRA Building 1129: Radon testing results from December 13, 1988 through March 13, 1989 showed 0.3 pCi/l +/- 0.3. Water pipe breakage in spring of 2008 resulted in standing water in the crawl space. Pipes were repaired and the crawl space was dried. In addition, there is a faint residual odor from fuel oil that is noticeable in the winter when the windows are closed. The furnace has been inspected by a specialist. Neither the furnace nor heating system showed a source for the problem, thus no "fix" has been implemented.

INFRA Building 1125: Radon testing results from November 16, 1989, through October 26, 1990, showed 0.7 pCi/l +/- 0.2. Repeated flooding occurs in the basement of this dwelling in the spring. Even with the use of a sump pump, the incoming volume of water has often exceeded the ability to pump the water out of the basement. Mold is abundant in the basement and has worked its way into the main level of the house. Moisture has also caused the hardwood floors to begin to buckle

(a) Bidders are invited, urged and cautioned to inspect the Property to be sold prior to submitting a bid. The Government will assist bidders in obtaining any authorization(s) which may be required in order to carry out any such inspection(s). Bidders shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the Property.

(b) No warranties either express or implied are given with regard to the condition of the Property including, without limitation, whether the Property is or is not safe for a particular purpose. The failure of any bidder to inspect, or to be fully informed as to the condition of all or any portion of the Property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid or offer after its opening or tender.

(c) The description of the Property set forth in the IFB and any other information provided therein with respect to said Property is based on the best information available to the disposal agency and is believed to be correct, but an

error or omission, including but not limited to the omission of any information available to the agency having custody over the Property and/or any other Federal agency, shall not constitute grounds or reason for nonperformance of the contract of sale, or any claim by the Purchaser against the Government including, without limitation, any claim for allowance, refund, or deduction from the purchase price.

(d) The Government assumes no liability for damages for personal injury, illness, disability or death, to the Purchaser, or to the Purchaser's successors, assigns, employees, invitees, or any other person subject to Purchaser's control or direction, or to any other person, including

members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with mold or petroleum on the Property which is the subject of this sale, whether the Grantee, its successors or assigns has or have properly warned or failed properly to warn the individual(s) injured.

(e) The Grantee further agrees that in its use and occupancy of the Property it will comply with all Federal, state, and local laws.

BIDDER REGISTRATION AND BID FORM FOR PURCHASE OF GOVERNMENT PROPERTY

New Meadows Highway 95 Property

202, 208, 214 N. Norris Avenue, New Meadows, Idaho 83654

SEND THIS FORM TO:

U.S. General Services Administration
Office of Real Property Disposal (9PRF-10)
400 15th Street S.W. Room 1161
Auburn, WA 98001
Attn: Lisa Roundtree

REGISTRATION DEPOSIT: \$5,000.00

PROPERTY CODE 145

The undersigned bidder hereby offers and agrees to purchase the Property as described in the accompanying Invitation for Bids IFB for the bid price entered below or subsequent bids placed online if this bid is accepted by the Government within ninety (90) calendar days after the date of receipt. This Bid Form is made subject to the terms of the IFB No. 9PRF-09-02 including its Property Description, General Terms of Sale, Important Instructions to Bidders, Notices and Covenants, Bidder Registration and Bid Form For Purchase of Government Property and any associated amendments to the IFB, all of which are incorporated herein and by reference made a part of this initial bid and subsequent bids placed online at <http://www.auctionrp.com/>.

I HEREBY ACKNOWLEDGE RECEIPT OF AND HAVE REVIEWED THE AFOREMENTIONED DOCUMENTS. _____(INITIAL)

INITIAL BID AMOUNT: \$ _____
BID AMOUNT SPELLED OUT: _____

If this bid is accepted, the instrument of conveyance should name the following as Grantee(s)

Indicate above the manner in which title is to be taken (e.g., Sole and Separate Property, Joint Tenants, Tenants in Common, Community Property). Include name of spouse, if applicable.

BIDDER REPRESENTS THAT HE/SHE OPERATES AS (check which applies):

- ☐ An individual doing business as _____
- ☐ A partnership consisting of _____
- ☐ A limited liability partnership consisting of _____
- ☐ A corporation, incorporated in the State of _____
- ☐ A limited liability corporation, incorporated in the State of _____
- ☐ A trustee, acting for _____

PLEASE COMPLETE THE FOLLOWING:

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____
E-mail: _____

Signature _____ Date _____

CERTIFICATE OF CORPORATE BIDDER

For use with Bidder Registration and Bid Form for Purchase of Government Property

New Meadows Highway 95 Property

202, 208, 214 N. Norris Avenue
New Meadows, Idaho 83654

I, _____, certify that I am _____
(Secretary or Other Title)

of the Corporation named as bidder herein; that _____
(Name of Authorized Representative)

who signed this Bid Form for Purchase of Government Property on behalf of the bidder was

then _____ of said Corporation
(Official Title)

that said bid was duly signed for and on behalf of said Corporation by authority of its
governing body and is within the scope of its corporate powers.

(Signature of Certifying Officer)

(Corporate Seal Here)

REGISTRATION DEPOSIT BY CREDIT CARD

New Meadows Highway 95 Property
202, 208, 214 N. Norris Avenue
New Meadows, Idaho 83654

PROPERTY CODE 145

SEND THIS FORM TO:

U.S. General Services Administration
Office of Real Property Disposal (9PRF-10)
400 15th Street S.W. Room 1161
Auburn, WA 98001-6599
Attn: Lisa Roundtree

THIS FORM MAY BE SUBMITTED BY FAX:
(253) 931-7554

REGISTRATION DEPOSIT: \$5,000.00

By completing this form and signing in the space provided below, applicant agrees to abide by the terms and conditions set forth in the Invitation for Bid Package and any Addendum. The applicant must be the authorized cardholder. The applicant agrees that his or her credit card account will be debited the full amount of the registration deposit, as specified in the Important Instructions to Bidders, Pages 8 thru 11, Paragraph 5, Bidder Registration. In the event that applicant becomes the Purchaser, the registration deposit will be applied towards the purchase price for the Property. In the event the applicant is not the Purchaser, the registration deposit will be credited to the credit account listed below.

PLEASE PRINT OR TYPE LEGIBLY

First and Last Name: _____

Address: _____

City: _____ State _____ Zip _____

Check type of credit card to be charged: ☐ Visa ☐ MasterCard

Name as it appears on card: _____

Credit Card Number: _____ Exp. Date: _____

Phone () _____ Fax: () _____

Signature: _____ **Date:** _____

Intentionally

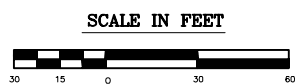
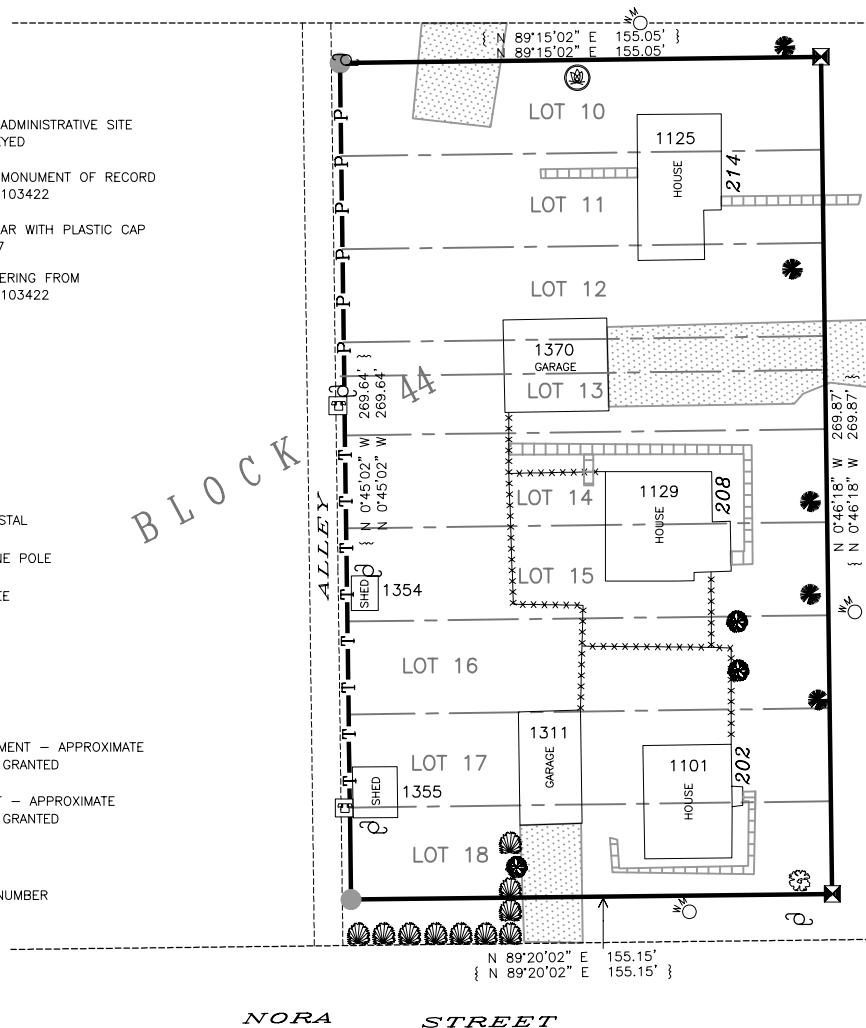
Left

Blank

TOWNSHIP 19 NORTH, RANGE 1 EAST, BOISE MERIDIAN, IDAHO
SECTION 24
PAYETTE NATIONAL FOREST – NEW MEADOWS RANGER DISTRICT
ADMINISTRATIVE SITE
LOTS 10, 11, 12, 13, 14, 15, 16, 17 AND 18
BLOCK 44, TOWNSITE OF NEW MEADOWS

LEGEND

- FOREST SERVICE ADMINISTRATIVE SITE BOUNDARY SURVEYED
- FOREST SERVICE MONUMENT OF RECORD INSTRUMENT No. 103422
- ⊠ FOUND 5/8" REBAR WITH PLASTIC CAP SET BY L.S. 3627
- { BRACED } LETTERING FROM INSTRUMENT No. 103422
- ▤ SIDEWALK
- ▨ DRIVEWAY
- *** FENCE
- ⊙ WATER METER
- ⊙ FIREPIT
- ⊙ TELEPHONE PEDESTAL
- ⊙ POWER/TELEPHONE POLE
- ⊙ DOUGLAS FIR TREE
- ⊙ SPRUCE TREE
- ⊙ BIRCH TREE
- ⊙ HEDGE
- T— TELEPHONE EASEMENT – APPROXIMATE LOCATION TO BE GRANTED
- P— POWER EASEMENT – APPROXIMATE LOCATION TO BE GRANTED
- 123 STREET ADDRESS
- 1234 INFRA BUILDING NUMBER



U.S. DEPARTMENT OF AGRICULTURE FOREST SERVICE	
REGION 4	PAYETTE NATIONAL FOREST
ATTACHMENT A NEW MEADOWS HIGHWAY 95 PROPERTY	
TOWNSHIP 19 NORTH, RANGE 1 EAST, B.M. SECTION 24 ADAMS COUNTY, IDAHO	

Attachment B: New Meadows Housing and Storage Buildings Conveyance Project
Preliminary Building Information (October 16, 2008)* **

Building Name	Bldg. #	Gross Sq. Ft.	Yr. Constr.	Overall Condition	Utilities					Comfort Heat/Cooling Type			
					Water	Sewer	Power	LPG	Phone	LPG	Heating Oil	Wood	Electric
Dwelling	1101	988 a. g.	1941	Fair	C	C	CC		CC		FAH	R (fireplace)	
Two Car Garage	1311	720	1941	Fair			CC					R (stove)	
Sign Shop-Storage	1355	224	1940	Fair			CC						
Dwelling	1129	1,108	1936	Good	C	C	CC				FAH	R (stove)	
Storage	1354	96	1940	Fair			CC						
Carport	1370	778	1971	Good			CC						
Dwelling	1125	1137 a. g.	1962	Poor	C	C	CC	CC(Leased)	CC	FAH		R (fireplace)	
Legend										Legend			
C = City										FAH = Forced Air Heat			
CC = Commercial										FAC = Forced Air Cooling			
a. g. = above grade, have basements										R = Radiant			

Building Address	Building name	Bldg. #	Type/Number of Rooms								Concerns/Encumbrances	Improvements/Remarks--also see Notice and Covenant Section of IFB	
			Living	Dining	Kitchen	Bedroom	Full Bath	Attic/ Basement		Laundry			Storage
202 N. Norris	Dwelling	1101	F1	F1	F1	F2	F1	Attic F1 Basement U3/4		U1 (in basement)		Small portions of driveways and dwelling yards extend beyond the property boundary into the road rights-of-way. One large spruce tree near the northwest property corner and a hedge near the southwest property corner also extend beyond the property boundary. Main power and telephone lines run along the west edge of the property. The new owner will be required to issue easements to the utility companies for these main lines within the property boundary. The easements would be about 4 feet wide running north-south along the west edge of the property, following the alley.	Fenced back and side yard. Concrete sidewalk. Some lawn. Corner City lot. Free standing range and refrigerator to stay (poor condition). Two Car Garage Bldg. #1311 and Sign Shop Storage Bldg. #1355 are located on same lot. Large shade trees.
	Two Car Garage	1311								F1			
	Sign Shop-Storage	1355								F1			
208 N. Norris	Dwelling	1129	F1	F1	F1	F2	F1			F1 (in Kitchen)		Fenced back and side yard. Concrete sidewalk. Some lawn. Free standing range, refrigerator, washer, and dryer to stay (poor condition). Carport Bldg. #1370 located adjacent to building. Large shade trees. Has interior concrete floor. Concrete floor and gravel driveway. Has two storage units at back with 166 sq. ft. enclosed storage.	Concrete sidewalk. Some lawn. Corner City lot. LPG tank leased. Free standing range and refrigerator to stay (poor condition). Hardwood floors in living and dining. New LPG unit 2006. Carport Bldg. #1370 located adjacent to building.
	Storage	1354											
	Carport (shared with 214 N. Norris)	1370											
214 N. Norris	Dwelling	1125	F1	F1	F1	F3	F1		F1				
			Legend										
			F = Finished										
			U = Unfinished										
			*NOTE: Acreages and square footages are approximations.										
			**NOTE: Property is to be offered "As Is". Bidders are invited, urged, and cautioned to inspect the property to be sold prior to submitting a bid. Failure to inspect , or to be fully informed as to the condition of all or any portion of the property offered, will not constitute grounds for any claim or demand for adjustment or withdrawal of a bid after the bed opening or auction.										

ATTACHMENT C: Lead Paint Identification and *Hazards*. Note: *Hazard areas are shown in italic**

Address/ INFRA No.	Exterior Surfaces	Interior Surfaces	Dust
<u>202 N. Norris</u>			
1101	<i>Front porch ceiling, lintel, and posts; front door jamb and threshold; fascia; soffits; window troughs, sashes, sills and casings; wooden siding under shingles.</i>	Attic Walls; Attic Ceilings; <i>Attic Window Sashes, jambs, and troughs; bathroom door and casing; front bedroom door jamb and casing; front bedroom closet door interior and exterior; front bedroom closet door jamb and door casing, interior and exterior; front bedroom closet baseboard, west side; front bedroom baseboard; front bedroom window sill and apron, north side; basement storage room walls.</i>	<i>Basement storage floor and west window of rear bedroom.</i>
1311	<i>Siding North side and other sides; trim; soffits; fascia; eastside door, overhead doors, jambs, and casings; window sashes, jambs, sills, and casings.</i>	East and North Shop door casings; shop window sills; garage window sills.	None
1355	<i>Siding; trim; soffits; roof beams; door; door jamb, stop, and casing; window jambs, sills, and casings.</i>	<i>Door jamb and stop</i>	None
<u>208 N. Norris</u>			
1129	<i>Fascia; soffits; window troughs; window casing – north side and others; Window sash -south wall of south bedroom; cellar access door and frame-north side; orange trash can-north entry; brown trash can, rear of carport.</i>	<i>Window sash and jamb-south wall of south bedroom; window jamb-bathroom; window jambs-Kitchen over sink and by entry.</i>	<i>None</i>
1370	<i>None</i>	None	N/A
*1354	<i>Siding; trim; soffit; fascia</i>	None	N/A
<u>214 N. Norris</u>			
1125	<i>Fascia; soffits; first floor window troughs, casings, and sills; rear door threshold; front porch post and rail; front door threshold, casing, and jamb.</i>	Front door jamb-inner section; Rear door jamb-inner section.	<i>Window sill of west window in rear bedroom</i>

*No Hazards at Friction Surface or in Soil were detected.

*Reported with 214 N. Norris but spatially located with 208 N. Norris